

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 Neptune Street Mornington VIC 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Mornington

Period-from

01 May 2019

to

30 Apr 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/17-19 Downward Street Mornington VIC 3931	\$692,000	12-Nov-19
11 Beach Grove Mornington VIC 3931	\$725,000	05-Nov-19
11 Kooyonga Grove Mornington VIC 3931	\$725,000	24-Dec-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 14 May 2020



**2/17-19 Downward Street
Mornington VIC 3931**

 3  2  2

Sold Price **\$692,000** Sold Date **12-Nov-19**

Distance **0.39km**



**11 Beach Grove Mornington VIC
3931**

 2  1  2

Sold Price **\$725,000** Sold Date **05-Nov-19**

Distance **0.62km**



**11 Kooyonga Grove Mornington VIC
3931**

 3  1  1

Sold Price Sold Date **24-Dec-19**

Distance **1.39km**

RS = Recent sale UN = Undisclosed Sale

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